

Les Gruen



This letter does not include an analysis of the review criteria for a minor subdivision, which includes both the criteria of approval for a preliminary plan (LDC Sec. 7.2.1(D)(2)(e)) and the criteria of approval for a final plat (LDC Sec. 7.2.1(D)(3)(f)). Please provide a complete analysis of the review criteria.

June 2, 2021

Ms. Sophie Kiepe
Planner
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Re: **White Cottage Farms – Minor Subdivision Application Letter of Intent**

Dear Ms. Kiepe:

This minor subdivision application accompanies variance of use and subdivision applications associated with White Cottage Farm.

The owner seeks approval to convert what was once a dairy into an event center/bed and breakfast venue, which is more fully described in the letter of intent provided in conjunction with the White Cottage Farm variance of use application.

El Paso County planning staff discovered that this parcel had never been legally subdivided. This minor subdivision application is intended to remedy this situation.

Sincerely,

- Please state "Per EA-20158, EPC staff does not require a drainage report since no improvements are proposed and the development is located within the East Cherry Creek Basin which is not part of the EPC Drainage Fee Program."
- Please add a statement confirming that drainage patterns will not adversely impact adjacent properties.
- There is no Driveway Permit on file for existing driveway. Please apply for a driveway permit by contacting Petra Rangel at Petrarangel@elpasoco.com.

wcf-minorsubdivisionletterofintent